

# NEWARK URBAN RENEWAL AREAS

PREPARED BY DIVISION OF CITY PLANNING

DATA FROM NEWARK REDEVELOPMENT AGENCY

OCTOBER 1963

*Housing Auth.*

0 2000 3000



- ① BRANCH BROOK PROJECT, NJR-1
- ② BROAD STREET PROJECT, NJR-2
- ③ NEWARK COLLEGE'S EXPANSION PROJECT, NJR-48
- ④ ESSEX HEIGHTS PROJECT, NJR-52
- ⑤ HILL STREET PROJECT, NJR-49
- ⑥ SOUTH BROAD STREET, NJR-52
- ⑦ OLD THIRD WARD PROJECT, NJR-6

- ⑧ CENTRAL WARD PROJECT, NJR-32
- ⑨ LOWER CLINTON HILL PROJECT, NJR-38
- ⑩ EDUCATIONAL CENTER, NJR-30
- ⑪ NEWARK PLAZA, NJR-58
- ⑫ FAIR MOUNT PROJECT, NJR-73
- ⑬ SAINT BENEDICT'S PROJECT, NJR-123
- ⑭ INDUSTRIAL RIVER URBAN RENEWAL PROJECT, NJR 121

- DECLARED BLIGHTED
- PROPOSED
- APPROVED
- EXECUTION
- COMPLETED

The City of Newark is presently engaged in ambitious urban renewal activities for the revitalizing or rebuilding of existing deteriorating and blighted conditions.

During Newark's three hundred years of growth, physical residential and other facilities in many parts of the City have deteriorated to such an extent that they require either complete clearance and replacement of structures, or in some cases effective rehabilitation and restoration of basic minimum standards, in order to provide decent, safe and sanitary use and occupancy.

Creeping blight threatens every portion of Newark. Together with the existing severely substandard conditions, it has made imperative the establishment of a city-wide comprehensive renewal program in order to deal effectively with these problems. In addition, the comprehensive program is needed to assign priorities to the various individual renewal projects now under active consideration.

This booklet summarizes current information and data relative to each of the existing urban renewal projects and describes their present status. Since each of these projects are active, the information given must be related to the date of compilation. For further information or clarification contact either:

The Newark Housing Authority  
57 Sussex Avenue  
Newark, New Jersey  
Tel. 622-1030

or

The Division of City Planning  
Room 211  
City Hall  
Newark, New Jersey  
Tel. 643-6300, Ext. 406

# PROJECT AREA DATA SUMMARY AS OF OCTOBER 1, 1963

	DECLARED BLIGHTED	DATE OF PLAN APPROVAL PLAN BD. MUN. COUNC.		STATUS	POPULATION	TOTAL AREA	ACRES TO BE CLEARED	TENTATIVE ACQUISITION
* OLD 3RD WARD NJR-6	8/20/58 (RENEWED 11/27/61)	1/12/60	6/15/60	EXECUTION	13,000	201.0	116.6	1960-1964
* CENTRAL WARD NJR-32	11/28/61	----	----	(IN LITIGATION)	17,554	240.9	N.A.	1965-1970
* NRK. COLLEGES EXP. NJR-45	7/10/61	11/27/61	1/3/62	EXECUTION	2,658	55.4	33.2	1963-1964
* HILL STREET NJR-49	5/3/61	11/27/61	1/3/62	EXECUTION	141	12.9	8.2	1962-1964
* SOUTH BROAD NJR-52	5/3/61	11/27/61	1/3/62	EXECUTION	1,380	35.6	24.1	1962-1964
* EDUCATIONAL CNTR. NJR-50	7/10/61	----	----	PART I	184	23.7	20.2	1964-1965
* NEWARK PLAZA NJR-58	7/10/61	----	----	PART I	91	50.7	31.9	1964-1965
* ESSEX HEIGHTS NJR-62	7/10/61	3/26/63	----	PART II	2,289	47.3	31.6	1964-1966
* FAIRMOUNT NJR-72	----	----	----	PART I	4,464	84.8	50.0	1965-1967
* LOWER CLINTON HILL NJR-38	6/7/61	10/18/61	12/20/61	EXECUTION	6,250	78.2	9.7	1963-1965
* SAINT BENEDICTS NJR-123	----	----	----	PART I	693	34.9	5.0 EST.	1965-1967
* INDUSTRIAL RIVER NJR-121	1/6/63	----	----	PART I	1,575	1,671.0	500 EST.	1966-1970

S&P - UNDERTAKING OF SURVEY AND PLANS PRIOR TO APPLICATION  
FOR FEDERAL FUNDS.

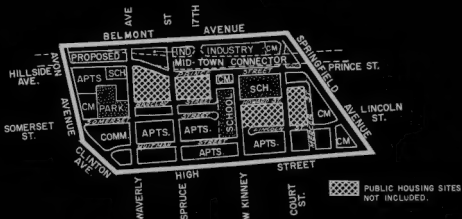
PART I - PRELIMINARY APPLICATION FOR FEDERAL FUNDS.

PART II - FINAL APPLICATION FOR FEDERAL FUNDS.

EXECUTION - FEDERAL MONEY RELEASED, PROPERTY ACQUISITION,  
RELOCATION, DEMOLITION ACTIVITY, PARTIAL CONSTRUCTION  
OF DEVELOPMENT.

# OLD 3RD WARD

NJR-6



POPULATION IN PROJECT AREA 13,000  
TOTAL AREA 201 ACRES

## PROPOSED USES AND FACILITIES

- PUBLIC & PRIVATE APARTMENTS
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- SHOPPING CENTER AND COMMERCIAL FACILITIES
- OTHER MISC. USES
- INDUSTRY

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING (PRIOR TO EXECUTION)	73.5	18.2	5.5	18.2	85.6
PROPOSED	50.5	20.2	12.2	37.2	80.9

\* INCLUDES PUBLIC AND SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

### HOUSING CONDITIONS PRIOR TO EXECUTION

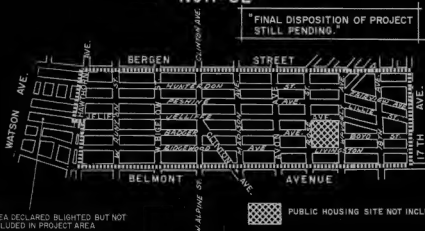
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE
6559	4595	5366	1800

CURRENT HOUSING CONDITIONS  
4935

FEDERAL CAPITAL GRANT \$11,354,211  
EST. INCREASE OF FEDERAL CAPITAL GRANT \$ 6,418,794

# CENTRAL WARD

NJR-32



POPULATION IN PROJECT AREA 17,554  
TOTAL AREA 240.0 ACRES

## PROPOSED USES AND FACILITIES

- LIGHT INDUSTRIAL PARK
- PARKS AND OPEN SPACE

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	101.5	(-----)	46.7	(-----)	92.7
PROPOSED	48.9	8.1	110.0	12.0	60.0

\* INCLUDES PUBLIC AND SEMI-PUBLIC USES

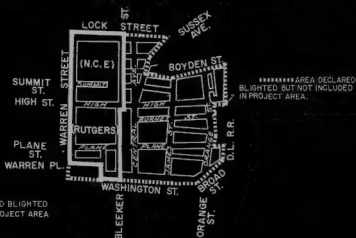
## TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS		PROPOSED D.U.'S PRIVATE	
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	D.U.'S
5076	2610	N.A.	N.A.

ESTIMATED FEDERAL CAPITAL GRANT \$ 9,937,032

# NEWARK COLLEGES EXPANSION

NJR - 45



\*\*\*\*\* AREA DECLARED BLIGHTED  
BUT NOT INCLUDED IN PROJECT AREA

POPULATION IN PROJECT AREA 2658  
TOTAL AREA 54.1 AC.

## PROPOSED USES AND FACILITIES

- NEWARK CAMPUS FOR RUTGERS & NEWARK COLLEGE OF ENGINEERING
- EXPANSION OF SAINT MICHAEL'S HOSPITAL

## EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u>	<u>STREETS</u>
EXISTING (PRIOR TO EXECUTION)	19.6	7.6	2.8	.4	23.7
PROPOSED	—	—	—	36.9	17.2

\* INCLUDES PUBLIC & SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

### HOUSING CONDITIONS PRIOR TO EXECUTION

<u>TOTAL NO OF D.U.'S</u>	<u>NO OF SUBSTANDARD D.U.'S</u>	<u>NO. OF D.U.'S TO BE DEMOLISHED</u>	<u>PROPOSED D.U.'S</u>
---------------------------	---------------------------------	---------------------------------------	------------------------

1172

814

1172

CURRENT HOUSING 1060  
CONDITIONS

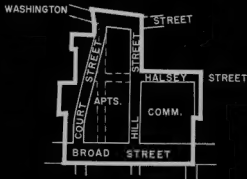
702

1060

FEDERAL CAPITAL GRANT \$7,838,368

# HILL STREET

NJR-49



POPULATION IN PROJECT AREA 141  
TOTAL AREA 12.9 ACRES

## PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL BUILDINGS
- REALIGNMENT OF COURT STREET

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING (PRIOR TO EXECUTION)	1.0	5.4	.4	.4	5.7
PROPOSED	4.4	3.1	—	—	5.4

\* INCLUDES PUBLIC AND SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

### HOUSING CONDITIONS PRIOR TO EXECUTION

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE
62	59	62	440

CURRENT  
HOUSING COND.

FEDERAL CAPITAL GRANT

\$3,792,672

# SOUTH BROAD NJR-52



POPULATION IN PROJECT AREA 1,380  
TOTAL AREA 35.6 ACRES

## PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- SHOPPING CENTER AND COMMERCIAL FACILITIES

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER *	STREETS
EXISTING PRIOR TO EXECUTION	8.8	12.6	0.7	1.2	12.3
PROPOSED	21.0	5.9	—	0.2	8.5

\* INCLUDES PUBLIC & SEMI-PUBLIC USES.

## TREATMENT OF RESIDENTIAL AREA

### HOUSING CONDITIONS PRIOR TO EXECUTION

TOTAL NO OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S
496	243	389	1700
CURRENT HOUSING CONDITIONS			
212	66	105	—

FEDERAL CAPITAL GRANT \$ 6,639,960



# EDUCATIONAL CENTER

NJR-50



POPULATION IN PROJECT AREA 184  
TOTAL AREA 23.7 ACRES

## PROPOSED USES AND FACILITIES

- DOWNTOWN CAMPUS FOR SETON HALL UNIVERSITY & HIGH RISE APARTMENTS
- REALIGNMENT OF MULBERRY ST. & MC CARTER HWY.
- COMMERCIAL

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER <sup>*</sup>	STREETS
EXISTING	1.2	(-----)	14.4	(-----)	8.1
PROPOSED	—	-----	17.9	-----	5.8

\* INCLUDES PUBLIC AND SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

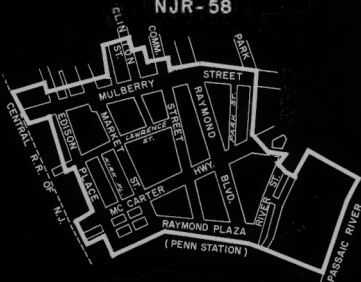
### EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
36	17	36	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$ 3,180,094

# NEWARK PLAZA

NJR-58



POPULATION IN PROJECT AREA 91  
TOTAL AREA 50.7 ACRES

## PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL OFFICE BUILDINGS
- REALIGNMENT OF MC CARTER HWY.
- CAMPUS FOR SETON HALL

## EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	0.7	(-----	30.6-----)		19.4
PROPOSED	2.1	-----	27.7-----		20.9

\* INCLUDES PUBLIC AND SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

### EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
28	26	28	600 EST.	—

ESTIMATED FEDERAL CAPITAL GRANT \$9,948,138

# ESSEX HEIGHTS

## NJR-62



AREA DECLARED BLIGHTED  
BUT NOT INCLUDED IN PROJECT AREA

WARREN STREET AREA DECLARED  
BLIGHTED BUT NOT INCLUDED IN  
PROJECT AREA.

TOTAL ACRES 20.6  
TOTAL D.U.'S 89  
SUBSTANDARD D.U.'S 41

POPULATION IN PROJECT AREA 2,289  
TOTAL AREA 47.3 AC.

### PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- SHOPPING CENTER
- NEW SCHOOL, PLAYGROUND  
AND PARK FACILITIES
- OFFICE BUILDINGS
- OTHER COMMERCIAL FACILITIES

### EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> <sup>*</sup>	<u>STREETS</u>
EXISTING	11.2 22.8	11.6 (-----)	1.6 12.4 N.A.	1.9 (-----)	21.0 16.0
PROPOSED	12.0	14.0	—	3.5	17.8

<sup>\*</sup>INCLUDES PUBLIC AND SEMI-PUBLIC USES

### TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS			PROPOSED D.U.'S
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	
786	726	784	1300 N.A.

ESTIMATED FEDERAL CAPITAL GRANT

\$ 6,800,615--

# FAIRMOUNT

NJR-72



POPULATION IN PROJECT AREA 4,464  
TOTAL AREA 84.8 ACRES

## PROPOSED USES AND FACILITIES

- MODERATE INCOME HOUSING
- COMMERCIAL FACILITIES
- INDUSTRIAL EXPANSION

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	40.1	(-----)	12.6	(-----)	32.1
PROPOSED	33.9	-	8.5	24.3	18.1

\* INCLUDES PUBLIC AND SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1399	969	1399	875 EST.	-

ESTIMATED FEDERAL CAPITAL GRANT \$8,650,973

# CLINTON HILL

## NJR-38



POPULATION IN PROJECT AREA 6,250  
TOTAL AREA 78.2 ACRES

### PROPOSED USES AND FACILITIES

- NEW APARTMENTS
- NEW SCHOOL ADDITION COMPLETED
- NEW SHOPPING FACILITIES
- NEW PARK
- REHABILITATION OF EXISTING HOUSING

### EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	43.9	4.6	.2	6.9	22.6
PROPOSED	43.4	6.1	.1	6.9	21.7

\* INCLUDES PUBLIC AND SEM-PUBLIC USES

### TREATMENT OF RESIDENTIAL AREA

#### EXISTING HOUSING CONDITIONS

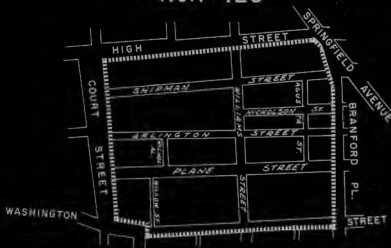
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S
1910	442	323	300

FEDERAL CAPITAL GRANT

\$1,611,252

# SAINT BENEDICT'S PROJECT

## NJR - 123



PROJECT AREA BLIGHT HEARING STILL PENDING.

POPULATION IN PROJECT AREA 693  
TOTAL AREA 34.9 ACRES

### PROPOSED USES AND FACILITIES

- SEMI-PUBLIC (INSTITUTIONAL)
- COMMERCIAL
- OTHER MISC. USES

### EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INSTITUTION</u>	<u>OTHER*</u>	<u>STREETS</u>
EXISTING	5.6	(-----	20.5	-----)	8.8
PROPOSED	—	—	—	—	—

\* REMAINING 21.9 ACRES INCLUDED WITHIN COMMERCIAL AND OTHER USE CATEGORY

### TREATMENT OF RESIDENTIAL AREA

#### EXISTING HOUSING CONDITIONS

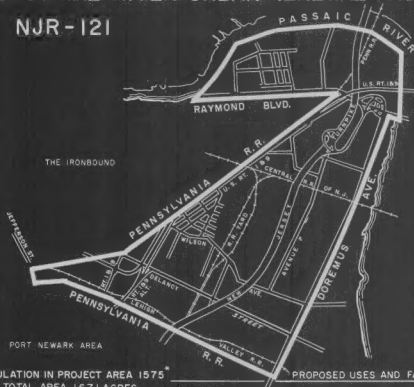
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
228	139	228	—	—

ESTIMATED FEDERAL CAPITAL GRANT

\$ 1,679,993

# INDUSTRIAL RIVER URBAN RENEWAL PROJECT

NJR-121



POPULATION IN PROJECT AREA 1575\*  
TOTAL AREA 1671 ACRES

\* POPULATION IN PUBLIC HOUSING 955

PROPOSED USES AND FACILITIES

- MAJOR STREET AND UTILITY LINE CHANGES
- LIGHT AND HEAVY INDUSTRY AND RELATED COMMERCIAL USES
- LIMITED RESIDENTIAL

## EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	24.0	(-----	1322.0	-----)	325.0
PROPOSED	—	—	N.A.	—	—

\* INCLUDES PUBLIC & SEMI-PUBLIC USES

## TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS			
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	RETAINED D.U.'S
199	125	N.A.	—

ESTIMATED FEDERAL CAPITAL GRANT

\$ 7,919,671